



Our job number 120617

6th June 2019

Lotti Wilkinson
Suite 6.02, 120 Sussex Street
Sydney NSW 2000

By Email: lottiw@cityplan.com.au

Dear Lotti,

Advice on View Sharing

Planning Proposal 2-10 Bay Street and 294-298 New South Head Road Double Bay

I refer to the above matter and to your briefing material. Thank you for this opportunity to provide visual assessment services on this project.

As you will be aware, Richard Lamb and Associates (RLA) have extensive experience in scenic resource management and landscape heritage conservation over the last 20 years.

As the author of this advice and principal of RLA, I have 30 years' experience in these areas and have published in local and international journals on perception, aesthetic assessment and landscape management. I also have extensive experience working on view loss and view sharing, in which RLA specialise. My recently updated CV can be found on our website www.richardlamb.com.au.

I am very familiar with Double Bay locality and the eastern suburbs bays more generally and have been involved in several projects representing both the Council and private clients in it, depending on my judgement of the merits in each case and including a previous proposal for this site. I am also familiar locality, underlying topography and the features of the landscape to which viewers are generally exposed and views of which may be affected by the proposal, having carried out view sharing assessments for adjacent sites in New South Head Road and Edgecliff Road, in the vicinity of the site.

I have briefly perused the plans and understand that you are preparing a PP for a mixed development including retail and residential units as depicted in the Urban Design and Development Envelope Study dated May 2019 prepared by Tzannes (the plans)



We have not made any specific assessment of private domain view loss and provide only general comments regarding predominant view access, the likely composition of views and potential effects of development on views from potentially affected neighbouring residential development.

Proposed Development

The development includes part-five and part-six storeys of built form that would be visible above the existing ground level from Bay Street and five storeys in respect of views from the south from New South Head Road.

The built form rises in height via a series of steps up to the south, so that the commercial part of the building at the corner of New South Head Road and Bay Street, is the tallest built form proposed at RL 30.0m. All parts of the proposed built form sit below a height of 21.5m at the street facade from natural ground level.

The development, as shown in the Urban Design and Development Envelope Study dated May 2019 prepared by Tzannes, does not fill the permissible maximum building envelope in terms of height or FSR. Further, the highest part of the proposed development which is roofline along the south elevation that presents to New South Head Road, sits well below the LEP height control of 21.5m. In fact from all directions, the height of the proposed façade sits below the LEP height control.

Site Context

The subject site is located at the corner of Bay Street and New South Head Road, Double Bay and is characterised by a significant cross fall from south to north and from west to east toward Bay Street.

The land north of New South Head Road falls in elevation towards the low-lying Double Bay Village. The west side of Bay Street in the vicinity of the site is characterised by retail and mixed-use development predominantly of three to four storeys in height, with examples of taller height buildings located further north. The east side of Bay Street opposite the site and to the north to as far as Short Street, is predominantly characterised by two-storey development.



View south to the vegetation and built form at Overthorpe, from the roof top on the subject site.

The south side of New South Head Road is elevated relative to the road and the subject site. The Overthorpe Apartments are located on a large lot generally and includes a garden of the former Overthorpe residence, that is listed in Schedule 5 of the Woollahra Local Environmental Plan 2014 (LEP) and is also listed in the NSW State Heritage Register. This development is massed in two individual blocks that are set back from the road behind mature vegetation that appears to provide significant screening to potential views to the north and across the subject site.

Private Domain Visual Catchment

Of the surrounding residential context along New South Head Road to the west, east and south, north and north-west facing dwellings at Overthorpe are likely to be those potentially most affected by view loss caused by the proposed development.

The lower and closer form (north block) appears to include four to five residential levels of accommodation, with a broadly rectangular shaped floorplate that is positioned with its short (north) elevation at an oblique angle to New South Head Road, to take in north-easterly views. The rear block (south block) of is elevated in relation to the north block and located further from the site.

Both buildings are set within a garden characterised by a largely continuous canopy of vegetation and mature tree canopy. It is highly unlikely that there would be appreciable



effects of the proposed development on views, due to the substantial screening effects of the vegetation present within the garden. The level of potential screening of views is a relevant consideration in terms of view loss, as the gardens are of State heritage significance, so that it is unlikely that significant clearing or removal of vegetation would be permitted to occur. In addition any natural losses of vegetation are likely to be compensated by replacement of trees of similar species or species of similar significance to those lost.

Therefore the existing level of screening of views caused by vegetation to Overthorpe, will remain.

Other neighbouring residential development is unlikely to be significantly affected due to their low height, spatially relationship with and view access to scenic or highly valued features above and beyond, the subject site, for example at 290 New South Head Road.

Existing view access

For reasons described above in our opinion the most affected potential views will be from the closest neighbouring dwellings at and the Overthorpe Apartments. With regard to 290 New South Head Road, only upper apartments could be affected because views from lower levels would be blocked by buildings east of the site.

Notwithstanding views from the upper floor of the north block of dwellings, could be exposed to potential view loss, views from Overthorpe, are unlikely to be significantly affected overall by the height and scale of the proposed development adjacent to the corner of Bay Street.

This is partly due to the orientation for the majority of apartments, to the north-east, effectively orientated away from the south-west corner of the site where the proposed development is tallest.

Visual effects of the proposed development

Views from the lower two levels of Overthorpe Apartments are unlikely to be significantly affected, given the relative levels between Overthorpe and the site, and due to the significant screening effects of vegetation within the gardens that is likely to remain.

Some views from higher level dwellings at Overthorpe may have views to the highest and closest part of the proposed development, including its south elevation and roof at the corner of New South Head Road which sits at RL 30.0m. This height is significantly below the LEP height control. Whilst some downward views may include this part of the proposed development, based on the information to hand, the proposed built form is unlikely to generate significant view loss or blocking effects on views from Overthorpe Apartments, if they exist.



Conclusion

In our opinion, no residential development within the immediate or wider visual context is likely to be exposed to any significant visual effects and impacts caused by the proposed development, of the height and scale proposed. Notwithstanding as a conservative approach, if access to units in the Overthorpe Apartments and assessment of view loss is required by Council and can be arranged, we may recommend that simple block-model photomontages be prepared to be used as objective aids for assessment of the merits of the proposal.

Please do not hesitate to contact us if you have any questions or require clarification of any points,

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Lamb', written in a cursive, flowing style.

Dr Richard Lamb

6th June 2019